SECTION 3.5
HAZARDS AND HAZARDOUS MATERIALS

3.5 HAZARDS AND HAZARDOUS MATERIALS

3.5.1 INTRODUCTION

This section analyzes the potential impacts of the Proposed Project relative to hazards and hazardous materials, and is based on the *Hazardous Materials Technical Report* (June 2009) prepared by DUDEK. The technical report is included in **Appendix 3.5** of this EIR.

3.5.2 METHODOLOGY

The environmental assessment presented in this section is based on an investigation of the past and current uses of the properties that would be developed as part of the Proposed Project, including the identification of possible on-site releases or disposal of manufacturing or other wastes. The scope of the environmental investigation included: (1) a computerized database search of regulatory agency records by Environmental Data Resources, Inc. ("EDR"); (2) a review of available historical aerial photographs, topographic maps, and City of San Diego Directory listings; (3) an environmental lien search; (4) a review of applicable regulatory agency files; (5) a review of prior environmental studies conducted in connection with the subject properties and vicinity; and (6) the preparation of an environmental assessment report detailing the findings of the investigation.

The above-described investigation was conducted to identify recognized environmental conditions. The term "recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products on the subject property under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products into the ground, groundwater, or surface water on a subject property. For purposes of this study, the subject property is the 24 parcels that would be developed as part of the Proposed Project, as further described below.

The analysis of the subject property included a review of local, county, state, and U.S. Environmental Protection Agency ("EPA") lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations. **Table 3.5-1, Database Search Summary**, lists the databases that were searched by EDR and the search distance beyond the boundaries of the subject property. The EDR search was conducted in March 2009.

Table 3.5-1
Database Search Summary

Acronym	Database	Search Distance
NPL	National Priorities List (including proposed NPL sites)	1 mile
CORRACTS	Resource Conservation and Recovery Act (RCRA) Corrective Action	1 mile
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)	0.5 mile
NFRAP	No Further Remedial Action Planned (CERCLIS)	0.5 mile
TSD	RCRA permitted treatment, storage or disposal facilities	0.5 mile
TRIS	Toxic Release Inventory Database	Subject Property
RCRIS	RCRA registered small or large generators of hazardous waste	0.25 mile
ERNS	Emergency Response Notification System of spills	Subject Property
CONSENT	Superfund (CERCLA) Consent Decrees	1 mile
ROD	Record of Decision	1 mile
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report	Subject Property
HMIRS	Hazardous Materials Information Reporting System	Subject Property
MLTS	Material Licensing Tracking System	Subject Property
MINES	Mines Master Index File	0.25 mile
NPL LIENS	Federal Superfund Liens	Subject Property
PADS	PCB Activity Database System	Subject Property
DOD	Department of Defense Sites	1 mile
US BROWNFIELDS	A Listing of Brownfields Sites	0.5 mile
RAATS	RCRA Administrative Action Tracking System	Subject Property
TSCA	Toxic Substance Control Act	Subject Property
Delisted NPL	National Priority List Deletions	1 mile
UMTRA	Uranium Mill Tailings Sites	0.5 mile
FUDS	Formerly Used Defense Sites	1 mile
INDIAN RESERV	Indian Reservations	1 mile
SSTS	Section 7 Tracking Systems	Subject Property
ODI	Open Dump Inventory	0.5 mile
FTTS	Federal Insecticide, Fungicide, & Rodenticide Act/TSCA Tracking System	Subject Property
US INST CONTROLS	Sites with Instrument Controls	0.5 mile
US ENG CONTROLS	Sites with Engineering Controls	0.5 mile
AWP	Annual Workplan Sites	1 mile
CAL-SITES	Cal-EPA, Department Of Toxic Substances Control	1 mile
CHMIRS	California Hazardous Material Incident Report System	Subject Property
Notify 65	Proposition 65	1 mile

Table 3.5-1
Database Search Summary

Acronym	Database	Search Distance
State Landfill	State Landfill	0.5 mile
WMUDS/SWAT	Waste Management Unit Database/Solid Waste Assessment Test	0.5 mile
LUST	Leaking Underground Storage Tank	0.5 mile
BEP	California Bond Expenditure Plan (DHS)	1 mile
DEED RSTR	Department Of Health Services - Land Use And Air Assessment	0.5 mile
CORTESE	State Index Of Properties With Hazardous Waste	0.5 mile
REF	Sites Referred To Another State Or Local Agency	0.25 mile
SCH	Proposed And Existing School Sites Being Evaluated By DTSC	0.25 mile
TOXIC PITS	Toxic Pits Cleanup Facilities	1 mile
UST	Registered Underground Storage Tanks, Including Tanks On Indian Land And Historic USTs	0.25 mile
HIST UST	Historic Underground Storage Tanks	0.25 mile
SWEEPS UST	UST listing maintained by RWQCB in the 1980s	0.25 mile
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land	0.5 mile
INDIAN UST	Underground Storage Tanks on Indian Land	0.25 mile
CA FID UST	Facility Inventory Database	0.25 mile
AST	Registered Aboveground Storage Tanks	0.25 mile
VCP	Brownfields Voluntary Cleanup Program	0.5 mile
CLEANERS	Dry Cleaner Facilities	0.25 mile
NFA	Properties With No Further Action Required By DTSC	0.25 mile
NFE	Properties Needing Further Evaluation By DTSC	0.25 mile
EMI	Emissions Inventory Data	Subject Property
SWRCY	Recycler Database	0.5 mile
SLIC	State-wide SLIC Cases	0.5 mile
CA WDS	Sites Issued Waste Discharge Requirements	Subject Property
San Diego Co. HMMD	Hazardous Material Management Database	Subject Property
WIP	Well Investigation Program Case List	0.25 mile
HAZNET	Hazardous Waste Information System	Subject Property
Gas Stations/Dry Cleaners	Business listing for Dry Cleaner or Gas Station	0.25 mile
Manufactured Gas Plants	Business Listing for Gas Plants	1 mile

The following is a list of the environmental studies that were reviewed as part of the analysis presented in this section:

- Limited Soil Investigation, Old Quetzal Hall 5186-5192 College Avenue (Geocon, 1983)
- Asbestos Survey, San Diego State University Foundation (Design for Health, Inc., 1989)
- Hazardous Materials Assessment, College Community Redevelopment Environmental Impact Report, San Diego State University (Ninyo and Moore, 1992)
- Letter regarding Review of Files for Former Unocal Service Station #3991, 5140 College Avenue (Environmental Engineering and Contracting, Inc., 2002)
- Phase I Environmental Site Assessment, The Paseo at San Diego State University (P&D Environmental, 2003)
- Memorandum of Annual Asbestos Notification (Facility Management Department, 2004)
- Phase I Environmental Site Assessment (Tetra Tech EM, Inc., 2004)
- Limited Phase II Environmental Site Assessment (Tetra Tech EM, Inc., 2004)
- Final Environmental Impact Report, The Paseo at San Diego State University (Volume I) (City of San Diego, 2005)
- Airborne Bioaerosol Testing located at Talent Search Upward Bound, 5178 College Avenue (Air and Building Sciences, LLC, 2005)
- Memorandum regarding Unocal, 5140 College Avenue (Dudek, 2006)

In addition to the above, the San Diego County Department of Environmental Health ("DEH") was contacted to obtain information regarding environmental concerns, violations, or releases at or near the subject property.

3.5.3 EXISTING CONDITIONS

3.5.3.1 Identification of Development Parcels

The Proposed Project would be developed on land located south of and adjacent to the existing SDSU main campus. Aside from the pedestrian malls, which would be developed on existing streets and alleys, the Proposed Project would be developed on 24 parcels of land currently owned either by CSU/SDSU, the SDSU Research Foundation, or private property owners (the "subject properties"). The subject properties are located in a residential and commercial setting consisting of retail stores, offices, restaurants, apartments, and single-family dwellings. The parcels currently support parking lots, buildings, and a service station.

Table 3.5-2, Development Parcels/Ownership/Existing Uses, lists each of the subject properties, the current record owner of the property, and the existing land use type and size. Each of the 24 parcels that comprise the subject properties also is depicted on **Figure 3.5-1, Subject Properties.**

Table 3.5-2

Development Parcels/Ownership/Existing Uses

Parcel ID	Address	Ownership	Existing Uses			
			Square Feet (Commercial/ Retail/Office)	Dwelling Units (Residential)	Beds (Residential)	Parking Spaces (Parking Lots)
1	5850–82 Hardy Avenue	CSU Board of Trustees	–	–	–	49*
2	5194–98 College Avenue	CSU Board of Trustees	–	–	–	37*
3	5186–92 College Avenue	CSU Board of Trustees	–	–	–	37*
4	5178 College Avenue	CSU Board of Trustees	7,600	–	–	–
5	5168–74 College Avenue	CSU Board of Trustees	4,600	–	–	–
6	5164 College Avenue	CSU Board of Trustees	–	–	–	44**
7	5140 College Avenue	CSU Board of Trustees	–	–	–	44**
8	5830–5840 Lindo Paseo	CSU Board of Trustees	–	24	54	–
9	5822 Lindo Paseo	CSU Board of Trustees	–	1	0 (vacant)	–
10	5104 College Avenue	CSU Board of Trustees	–	–	–	8***
11	5130 College	CSU Board of Trustees	–	–	–	31***

Table 3.5-2
Development Parcels/Ownership/Existing Uses

Parcel ID	Address	Ownership	Existing Uses			
			Square Feet (Commercial/ Retail/Office)	Dwelling Units (Residential)	Beds (Residential)	Parking Spaces (Parking Lots)
	Avenue					
12	5185 and 5187 College Avenue	Private	5,480	–	–	–
13	5157 College Avenue	SDSU Research Foundation	3,160	–	–	–
14	5155 College Avenue	Private	2,160	–	–	–
15	5141 College Avenue	Private	2,430	–	–	–
16	5131 College Avenue	SDSU Research Foundation	15,370	–	–	–
17	5119 College Avenue	Private	2,100	–	–	–
18	5111 College Avenue	Private	1,300	–	–	–
19	5721 Lindo Paseo	Private	–	1	18	–
20	5723 Lindo Paseo	SDSU Research Foundation	–	1	3	–
21	5118–5132 Lindo Paseo	SDSU Research Foundation	–	–	–	38
22	5734 Montezuma Road	SDSU Research Foundation	–	1	14	–
23	5742 Montezuma Road	SDSU Research Foundation	–	1	0 (vacant)	–

Table 3.5-2
Development Parcels/Ownership/Existing Uses

Parcel ID	Address	Ownership	Existing Uses			
			Square Feet (Commercial/ Retail/Office)	Dwelling Units (Residential)	Beds (Residential)	Parking Spaces (Parking Lots)
24	5750 Montezuma Road	SDSU Research Foundation	–	1	18	–
		Total	**44,200**	**30**	**107**	**288**

* Parcels 1, 2, and 3 consist of an existing unnamed parking lot. SDSU catalogs existing parking lot capacities by Lot rather than underlying parcel. The unnamed lot that is located on Parcels 1, 2 and 3 consists of 123 spaces; this total was divided between the three parcels, based on the rough percentage located on each parcel and, therefore, is approximated.

** Parcels 6 and 7 consist of existing O Lot. O Lot consists of 88 spaces; this total was divided between the two parcels, based on the rough percentage located on each parcel and, therefore, is approximated.

*** Parcels 10 and 11 consist of existing P Lot. P Lot consists of 39 spaces; this total was divided between the two parcels, based on the rough percentage located on each parcel and, therefore, is approximated.

Parcel ID	APN	Number	Street
1	4660500100	5850-82	HARDY AVE
2	4670100100	5194-98	COLLEGE AVE
3	4670100200	5186-92	COLLEGE AVE
4	4670100300	5178	COLLEGE AVE
5	4670100400	5168-74	COLLEGE AVE
6	4670100500	5164	COLLEGE AVE
7	4670100600	5140	COLLEGE AVE
8	4660502200	5830-5840	LINDO PASEO
9	4660505200	5822	LINDO PASEO
10	4670100700	5104	COLLEGE AVE
11	4670100800	5130	COLLEGE AVE
		5185	COLLEGE AVE
12	4670102700	5187	COLLEGE AVE
13	4670102800	5157	COLLEGE AVE
14	4670102400	5155	COLLEGE AVE
15	4670102300	5141	COLLEGE AVE
16	4670102600	5131	COLLEGE AVE
17	4670101100	5119	COLLEGE AVE
18	4670102500	5111	COLLEGE AVE
19	4660504300	5721	LINDO PASEO
20	4660504200	5723	LINDO PASEO
21	4660504100	5118-5132	CAMPANILE DR
22	4660600900	5734	MONTEZUMA RD
23	4660600800	5742	MONTEZUMA RD
24	4660600700	5750	MONTEZUMA RD

SDSU Plaza Linda Verde EIR

SAN DIEGO STATE UNIVERSITY

Figure 3.5-1

Subject Properties

3.5.3.2 Physiographic Conditions

General topographic information for the subject properties and the surrounding area was obtained from a review of the U.S. Geological Survey topographic map for La Mesa, California. The topography of the subject properties is in the upper elevations of a mesa located south and east of Alvarado Canyon. The elevation of the area ranges from 280 to 455 feet above mean sea level.

Soil on the subject properties consists of the Redding soil series, Olivenhain soil series, and Diablo soil series. The Redding soil consists of gravelly loams, the Olivenhain soil consists of a cobbly loam, and the Diablo series consists of clay.

No oil or gas wells were noted within one mile of the subject properties.

According to the Flood Insurance Rate Map (No. 06073C1639 G; revised June 16, 1999), the Project site is not located in the 100-year flood zone.

The depth to groundwater in the area ranges from 20 feet below ground surface ("bgs") to greater than 65 feet bgs. The groundwater flow generally is to the southwest.

3.5.3.3 Agency List Review and File Research

Regulatory databases provide a listing of sites within an approximately one-mile radius of the subject properties that are known to be chemical handlers, hazardous waste generators, or polluters. Information in these listings includes the location of the site relative to the subject properties, sources of pollution, and the status of the site. The search performed for this assessment was conducted in March 2009 by EDR. The information from the EDR report is discussed in this section. The complete database search report is included in **Appendix 3.5**.

The following sections describe the properties that were identified by the database searches.

3.5.3.3.1 Subject Properties

Four of the subject properties were identified in the HIST UST, LUST, HAZNET, SWEEPS UST, Cortese, San Diego Co. HMMD, San Diego Co. SAM, SLIC, EMI, FINDS, and UST databases. These properties are discussed briefly below and in greater detail in **Section 3.5.5**.

Parcel 7 (5140 College Avenue)
Parcel 7 was identified in the HAZNET, HIST UST, SWEEPS UST, LUST, SLIC, San Diego Co. SAM, Cortese, and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The HIST UST listing indicated that three underground storage tanks (USTs) were installed at the subject property in 1968. The SWEEPS

UST listing indicated that USTs are present at the subject property address. The LUST, SLIC, San Diego Co. SAM, and Cortese database listings indicate that four releases were reported at the subject property. Two releases (failed integrity test-related releases) were closed in 1989 and 1992. The third release, which impacted groundwater, was closed in 2005. The fourth (soil-only) release was reported in 2005 and is still open. The San Diego Co. HMMD listing indicated that violations were issued in 1992 and 1993.

Parcel 11 (5130 College Avenue)

Parcel 11 was identified in the HAZNET, HIST UST, SWEEPS UST, LUST, Cortese, San Diego Co. SAM, and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The San Diego Co. HMMD listing indicated that an inspection was conducted on October 14, 1993, and the facility received one violation. The HIST UST listing indicates that four USTs were located on the subject property. Installation/removal dates for the USTs were not available. The SWEEPS UST listing also indicates that there are four USTs at the subject property. The LUST, Cortese, and San Diego Co. SAM listings indicate that three releases related to the on-site USTs were reported at the subject property. The two, soil-only releases were closed on July 6, 2000, and March 7, 2002. The third release, which impacted groundwater, was closed on July 6, 2000.

Parcel 16 (5131 College Avenue)

Parcel 16 was identified in the HAZNET and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The San Diego Co. HMMD listing indicated that an inspection was performed on December 9, 1997. No violations, USTs, or waste streams were reported.

Parcel 18 (5111 College Avenue)

Parcel 18 was identified in the HIST UST, SWEEPS UST, UST, LUST, Cortese, San Diego Co. HMMD, SLIC, EMI, San Diego Co. SAM, HAZNET, and FINDS databases. The HIST UST listing indicates that four USTs were located at the subject property in 1965. The SWEEPS UST and UST listings indicate four USTs are present on the property. The San Diego Co. HMMD listing indicated that violations for the property were issued in 1998, 2000, 2001, and 2002. The FINDS, HAZNET, and EMI listings are compiled based on site use and do not document releases. The LUST, San Diego Co. SAM, and SLIC database listings indicate that four releases were reported at the site. Two, soil-only releases and one failed integrity test were closed on June 5, 1990. The fourth release, which impacted groundwater, was closed on December 24, 2001.

3.5.3.3.2 Additional Properties

In addition to the subject properties, 14 sites were identified on various databases within one mile of the Project site. These sites are discussed below.

- Econ-O-Wash, 5850 Montezuma Road, is located less than 0.125 mile south of the subject properties. The site was identified in the EDR Historical Cleaners database. No additional information was available regarding the historical dry cleaner.
- Hollywood Laundry and Campus Cleaners, 5848 Montezuma Road, is located less than 0.125 mile south of the subject properties. The site was identified in the EDR Historical Cleaners database. No additional information was available regarding the historical dry cleaner.
- San Diego State University, 5500 Campanile Drive, is located less than 0.125 mile west of the subject properties. The site was identified in the PADS, FINDS, LUST, Cortese, RCRA-LQG, MLTS, HIST UST, SWEEPS UST, MANIFEST, HAZNET, UST, San Diego Co. HMMD, EMI, and San Diego Co. SAM databases. The HAZNET, EMI, FINDS, RCRA-LQG, PADS, and MLTS listings are compiled based on site use and do not document releases. The MANIFEST listing indicates that waste was disposed and transported off site. The HIST UST listing indicates that twelve USTs were installed at the site between 1976 and 1984. The SWEEPS UST and UST listings indicate that USTs are present at the site. The San Diego Co. HMMD listing indicated that various hazardous substances are stored at the site. In addition, the HMMD listing indicated that various inspection and violations have been associated with the site. The LUST, Cortese, and San Diego Co. SAM listings indicate that three, soil-only releases were reported at the site. The releases were closed on December 15, 1989, February 23, 1997, and March 6, 1998. Based on the type of releases (soil only) and closure status, this property does not appear to have impacted the environmental conditions of the subject properties.
- The following sites were identified on the Notify 65 database, which is compiled based on site use and does not document releases. Since these sites were not listed in any databases that indicate a release has occurred, it is unlikely that these sites have impacted the environmental conditions of the subject properties.

  Unnamed site, 5089 College Avenue, located less than 0.125 mile south of the subject properties;

  Unnamed site, 4828 Art Street, located between 0.5 and 1 mile southeast of the subject properties;

Unnamed site, 5345 Collier Avenue, located between 0.5 and 1 mile southwest of the subject properties;

Unnamed site, 4775 Seminole Drive, located between 0.5 and 1 mile southeast of the subject properties;

Unnamed site, 4613 Contour Boulevard, located between 0.5 and 1 mile southwest of the subject properties;

Unnamed site, 4794 Winona Avenue, located between 0.5 and 1 mile west-southwest of the subject properties;

Unnamed site, 4794 Winona Avenue, located between 0.5 and 1 mile west-southwest of the subject properties;

Unnamed site, the intersection of 56th Street and Meade Avenue, located between 0.5 and 1 mile south of the subject properties; and

Unnamed site, 4500 Block of Collwood Boulevard, located between 0.5 and 1 mile south-southwest of the subject properties.

3.5.3.3.3 Unmapped Sites

Unmapped sites are the result of inadequate address information. Nine sites were listed in the EDR report as unmapped sites. Based on the address information supplied, the nine sites do not appear to be located within one mile of the subject properties.

3.5.3.4 Site History/Land Use Review

The historical research established the use of the subject properties since 1904. Historical source documents and previous environmental investigations also indicate that the subject properties and surrounding area were undeveloped in 1930. By 1931, the State Teachers College of San Diego was located in the area. By 1953, residential and commercial development was located in the area of the subject properties. By the 1960s, three service stations were present on the subject properties. Two of the three service stations have since been removed, and the remaining properties currently are occupied by residential and commercial uses.

3.5.3.4.1 Project Site Records Review

The following is a summary of the environmental studies previously conducted in connection with the subject properties and the surrounding vicinity that were reviewed as part of this analysis:

- Limited Soil Investigation, Old Quetzal Hall, 5186-5192 College Avenue (1983)

  Two exploratory test pits were excavated adjacent to the existing structure. Geocon, Inc. identified the soils to consist of Eocene Mission Valley formation and Eocene Stadium Conglomerate, and determined the formations would provide good foundation-bearing support for the existing footings. No information was provided as to environmental concerns at the site.

- Asbestos Survey (1989)

  A total of 381 bulk samples were collected and analyzed from various properties at San Diego State University. Asbestos-containing materials were detected at 5168 College Avenue, 5178 College Avenue, 5164 College Avenue, and 5830–5840 Lindo Paseo. The materials that tested positive for asbestos were primarily floor tile or linoleum. White pipe insulation located at the Lindo Paseo property also tested positive for asbestos.

- Hazardous Materials Assessment, College Community Redevelopment Environmental Impact Report (1992)

  Ninyo and Moore conducted a Hazardous Materials Assessment for the College Community Redevelopment EIR. The Hazardous Materials Assessment covered the following areas: Campus Core Site, 55th Street Site, Alvarado Road Site, Lot A Site, and Montezuma School Site. These areas encompass the following subject properties: Parcel 1 (5850–5882 Hardy Avenue), Parcel 2 (5186–5192 College Avenue), Parcel 3 (5194–5198 College Avenue), Parcel 4 (5178 College Avenue), Parcel 5 (5168–5174 College Avenue), Parcel 6 (5164 College Avenue), Parcel 7 (5140 College Avenue), Parcel 8 (5830–5840 Lindo Paseo), Parcel 9 (5822 Lindo Paseo), Parcel 10 (5104 College Avenue), Parcel 11 (5130 College Avenue), Parcel 19 (5721 Lindo Paseo), Parcel 20 (5723 Lindo Paseo), Parcel 21 (5118–5132 Campanile Drive), Parcel 22 (5734 Montezuma Road), Parcel 23 (5742 Montezuma Road), and Parcel 24 (5750 Montezuma Road).

  Ninyo and Moore identified the three former service stations (5111 College Avenue, 5130 College Avenue, and 5140 College Avenue) as potential environmental concerns. Ninyo and Moore recommended that the on-site USTs in areas of development be removed and that an asbestos survey be conducted prior to the demolition or renovation of structures located in the proposed redevelopment area.

- Letter regarding Review of Files for Former Unocal Service Station #3991 [Parcel 7] (2002)

Environmental Engineering and Contracting indicated there was a potential that groundwater had been impacted at the site and recommended additional investigation based on the limited scope of previous investigations.

- Phase I Environmental Site Assessment, The Paseo at San Diego State University (2003)

  The Phase I Environmental Site Assessment was performed for subject properties Parcels 1-18. P&D Environmental recommended the following: (i) during redevelopment of 5111 College Avenue, 5130 College Avenue, and 5140 College Avenue, soil be properly managed and disposed, as it was expected to be contaminated; (ii) if excavation pits on or adjacent to the former gas station sites fill with groundwater, dewatering activities may require remediation for contaminants before the water can be released; (iii) a Phase II Environmental Site Assessment should be conducted at 5185 College Avenue; (iv) employees be notified of potential asbestos-containing materials ("ACM") in all of the properties (with the exception of the parking lots) and that a comprehensive survey for ACM be performed; and (v) damaged, lead-based painted surfaces require abatement prior to disposal of the painted materials.

- Memorandum: Annual Asbestos Notification (2004)

  The following locations were identified as containing non-friable asbestos containing materials: 5178 College Avenue and 5830-5840 Lindo Paseo.

- Phase I Environmental Site Assessment (2004)

  Tetra Tech EM, Inc. conducted the Phase I Environmental Site Assessment for the northwest corner of Hardy Avenue and Campanile Drive, and the southwest corner of Lindo Paseo and Campanile Drive. Tetra Tech found that the buildings located on the site were constructed before 1978 and recommended that a NESHAP Pre-Demolition Hazardous Materials Survey be conducted prior to demolition or renovation of the existing structures to determine the presence of friable ACM and lead-based paint.

- Limited Phase II Environmental Site Assessment (2004)

  Tetra Tech conducted soil sampling at 5185 College Avenue and 5848 Montezuma Road in response to the findings in the 2003 P&D Phase I Environmental Site Assessment. Three soil samples were collected from the interior of the former dry cleaner building, and two samples collected in the parking lot immediately east of the building. Sample depths were between one and three feet. No volatile organic compounds ("VOCs") were detected in the five soil samples. Tetra Tech concluded that despite the absence of

contamination in the soil, the potential still existed for contaminated soil to be encountered during excavation and construction activities. Tetra Tech recommended that prior to initiation of site development, if contaminated soil and/or groundwater is encountered during excavation and construction activities, a Property Mitigation Plan and contingency plan be prepared to describe the proposed monitoring, assessment, and mitigation approach.

- Final Environmental Impact Report, The Paseo at San Diego State University (2005)

  Historical uses of several properties, which overlap with several subject properties in this report, were identified. Pad and pole mounted transformers were identified throughout the area; however, Cotton/Bridges/Associates reported no visual evidence of fluid releases from the transformers. Cotton/Bridges/Associates also concluded that environmental concerns existed at 5140 College Avenue, 5130 College Avenue, 5104 College Avenue, 5111 College Avenue, and 5185–5187 College Avenue since the properties were formerly used as service stations or dry cleaners.

- Letter Report, Airborne Bioaerosol Testing, 5178 College Avenue (2005)

  Air and Building Sciences visually inspected and sampled the air for the presence of airborne bioaerosols in a suite located at 5178 College Avenue. Air samples were collected and analyzed to determine the concentrations of total mold spores, pollen, skin cells, fiberglass, cellulosic fibers, and other opaque particles. The report determined that cleaning within the suite had removed the abundance of settled dust and debris, and the bioaerosol concentrations detected were within the normal/low range per the guidelines for airborne dust concentrations inside buildings.

- Memorandum Regarding Unocal, 5140 College Avenue [Parcel 7] (2005)

  According to the case manager, Jim Schuck, the site is under remedial investigation due to 2,500 cubic yards of hydrocarbon-contaminated soil that currently exists on the site. The contaminated soil was the result of a former leaking UST, which was identified under a different case listing that has been closed. According to Mr. Schuck, the site does not pose a threat to human health since it currently is used as a parking lot. However, if any modifications are made to the site, a plan regarding the on-site contaminated soil will be required.

3.5.3.4.2 County Records Review

County DEH records were reviewed to obtain information regarding environmental concerns, violations, or releases at the subject properties. DEH reported it had files for three of the subject properties, and no records for the remaining 21 properties. A summary of the information contained in the DEH files for the three subject properties is provided below:

Parcel 7 (5140 College Avenue)

- Soil Gas Survey, Former Unocal Station No. 3991 (2002)

  Soil gas samples were collected from seven locations at 5140 College Avenue. BTEX was detected in all 23 soil vapor samples collected, except for Ethylbenzene, which was not detected in sample VES-100/10. Benzene concentrations ranged from 4.4 to 2,900 micrograms per liter (µg/L), with the vapor plume located in the eastern portions of the site. Methyl tert-butyl ether ("MTBE") was detected in 14 of the soil vapor samples, with a high concentration of 750 µg/L.

- Revised Closure Request (2005)

  ENSR indicated that two, 6,000-gallon USTs were installed at the property in 1955. The USTs were removed and replaced with two, 10,000-gallon USTs and one, 550-gallon waste oil UST. By 1992, the waste oil UST failed a tank test and was subsequently removed from service. By 1994, the facility was closed, and the USTs, a former clarifier, and three hydraulic hoists were removed from the property in 1995. ENSR indicated that approximately 439 tons of soil were removed from the site as part of the tank removal activities and an additional 350 tons of soil were removed as part of the hoist and southern dispenser removal activities.

  During the 1996 investigation, monitoring wells were installed to access impacts to groundwater. However, groundwater was not encountered in the three, on-site wells. In 1999, Monitoring Well #1 (MW-1) was extended from 40 to 65 feet bgs to encounter and evaluate potential impacts to groundwater. Since groundwater was not encountered at 65 feet bgs and the soil sampling during the investigation indicated low levels of contamination at a depth of 65 feet, the monitoring wells were abandoned in 2000. In November 2001, five vapor extraction wells were installed to depths ranging from 30 to 45 feet bgs, where the bezene vapor plume is centered in the area of the former eastern dispenser island from 10 to 40 feet bgs.

ENSR requested closure of the site since the remaining impacted soil does not pose a threat to human health or groundwater due to the current site conditions and property use.

- Voluntary Assistance Program Application for Assistance (2005)

  Approximately 2,500 cubic yards of gasoline-impacted soil are located on the site. The SDSU Research Foundation plans to redevelop the site to a subgrade parking structure approximately 21 feet bgs. Unocal is reportedly responsible for disposal of the impacted soil.

- Monitoring Well Destruction Permit (2005)

  Permit issued to destroy six groundwater monitoring wells at the site.

- Underground Storage Tank Program DEH File No. H12309-003 (2005)

  DEH indicated that the corrective actions associated with the former USTs were completed, and that three USTs were removed on March 24, 1995. Following the removal of 526 cubic yards of contaminated soil and subsurface investigations, the subsurface was adequately delineated such that 2,500 cubic yards of impacted soil remains at the site between 10 and 40 feet bgs. Since the planned site use was as a surface parking lot, DEH issued a No Further Action letter, with the exception that the soil would be remediated or disposed of prior to construction/excavation at the property.

Parcel 11 (5130 College Avenue)

- Request for Regulatory Case Closure, former Mobil Station (2000)

  TRC indicated that assessment activities began at the site in 1992. By 1996, a vapor extraction system was installed and operational. Approximately 11,033 pounds of hydrocarbons were removed from the subsurface. TRC estimated that approximately 1,150 cubic yards of hydrocarbon-impacted soil, exceeding 100 milligrams per kilogram ("mg/kg"), was present on the property. However, TRC requested closure, citing a 1998 human health vapor risk assessment indicating that there was no significant risk to individuals.

- Site Assessment Report (2001)

  A service station operated at the site from 1968 through 1994. Due to a release associated with the waste oil UST, four monitoring wells were installed in 1992. Soil samples were

collected and analyzed for Total Petroleum Hydrocarbons ("TPH"), which ranged between non-detect and 1,545 mg/kg. By 1994, the three gasoline USTs and one waste oil UST were removed from the site. A vapor extraction system ("VES") incorporating the on-site monitoring wells and two vapor extraction wells were installed in 1996. By 1998, the VES was shut down, and approximately 11,033 pounds of hydrocarbons were removed from the subsurface. A human health risk evaluation was conducted in 1998 to assess the proposed development of a below-grade parking structure. The evaluation indicated that there was no significant risk to individuals occupying the below-grade parking structure.

In May 2000, TRC submitted a request to the DEH for regulatory closure, and in July 2000 DEH granted regulatory case closure for the site.

In December 2000, one waste oil UST and three gasoline USTs were removed from the site. Soil samples were collected from beneath the USTs; TPH and TRPH were detected at 8,000 mg/kg and 33,600 mg/kg, respectively. As a result, the DEH issued a Notice of Responsibility letter on January 23, 2001 that required responsible parties to implement initial corrective action measures. Four soil samples were collected and analyzed for TPH, with concentrations ranging from non-detect to 23 mg/kg. TRC recommended regulatory closure of the release due to the analytical results of the investigation.

- Underground Storage Tank Case No. H12486-003 (2002)

  DEH issued a No Further Action letter for the release located at 5130 College Avenue.

Parcel 18 (5111 College Avenue)

- Request for Responsible Party Re-Assignment, Former Chevron Service Station No. 9-8565 (2000)

  Chevron operated a service station at the site from 1965 through 1995, and began assessing impacts to soil and groundwater in 1991, when a 550-gallon waste oil UST was replaced. From 1991 through 1996, 15 soil borings, 4 vapor extraction wells, and 3 down-gradient monitoring wells were installed. The soil vapor-extraction system operated from October 1994 until June 1996 to remediate the subsurface soil, and removed a total of 25,727 pounds of hydrocarbons. Secor requested closure of the site since quarterly monitoring data showed decreases in benzene concentrations in on-site wells, and MTBE concentrations decreased over time until 1998, when concentrations subsequently increased. Secor stated that the increase in MTBE concentrations likely was due to a

recent release from the current USTs or fuel dispenser. Secor requested closure for the former releases.

- Soil Vapor Survey and Well Destruction Report (2001)

  Secor assessed the human health risk of the remaining benzene concentrations in the subsurface and found that the benzene in soil gas presents less than one in a million increased potential cancer risk to future workers in the commercial building at the site. Secor also concluded that based on the vapor extraction data and groundwater data, most of the hydrocarbons impacts to soil have been removed and the remaining impacts are confined to the smear zone. Secor indicated that the elevated levels of MTBE are a result of the current service station operations and are not from the previous release.

- Underground Storage Tank Case #H12636-004 (2001)

  DEH issued closure for the site investigation and corrective action for the USTs formerly and currently located at the site. The case closure summary indicated that the depth to groundwater ranged between 13 and 26 feet bgs, and that groundwater flowed to the west. The DEH summarized the November 2001 SECOR investigation, which stated that most of the hydrocarbon impacts to soil had been removed and remaining impacts were confined to the smear zone associated with fluctuating groundwater levels. Secor completed a soil vapor survey and human health risk assessment in 2001 and found that the level of risk to employees of the service station is less than the accepted level of one in a million persons contracting cancer over time.

3.5.3.4.3 Aerial Photographs Review

Dudek reviewed historical aerial photographs for the years 1953, 1964, 1974, 1989, 1994, 2002, and 2005, which provided information necessary to assess the possibility of historical activities that could present environmental concerns on the subject properties. The aerial photographs are included in **Appendix 3.5**. The photographs indicate that portions of the subject properties have been occupied by residential and retail properties prior to their current uses. A summary description of the aerial photographs is provided in **Table 3.5-3, Historic Aerial Photographs**.

Table 3.5-3
Historic Aerial Photographs

Date	Description
1953	The subject properties appear to be primarily residential with some exceptions. Parcels 1, 2, 3, 12, 13, and 14 in the northeast corner of the Project area appear to have non-single family residential structures. Parcels 6, 7, 8, 10, 11, and 15 are vacant. The area surrounding the subject properties is dominated by SDSU development to the north and residential development to the south. Extensive open space and canyons are visible in the areas surrounding the subject properties.
1964	Previously vacant subject properties have been developed by 1964. Parcels 6, 7, 10, and 11 on the west side of College Avenue appear to have commercial structures. Parcel 15, on the east side of College Avenue, also appears to be a commercial development and appears to be the same structure as is currently on the site. Parcel 8, on the north side of Lindo Paseo, may be a residential property, though it is not a single-family residence. The structure on Parcel 8 appears to be the same as the current structure. The rest of the subject properties appear unchanged. The area surrounding the subject properties has undergone extensive development. The residential area to the south of the subject properties expanded into the canyon areas. Open space to the northeast of Parcel 12 was developed into a parking lot, and extensive parking was added to the north and west of the football stadium. SDSU-related buildings were constructed to the east of Parcels 16, 17, and 18.
1974	The residential structures on Parcels 16, 17, and 18 have been demolished and replaced with commercial structures. Trees have been removed from Parcel 12, and the current building configuration appears to be in place in this photograph. The remainder of the subject properties appear unchanged since 1964. There is continued development of the areas surrounding the subject properties. Multi-story university buildings were constructed to the east of Parcels 16, 17, and 18, and a previously vacant lot to the east of the multi-story buildings has been groomed.
1989	The subject properties appear unchanged compared to the 1974 aerial, although the low resolution of the photo makes comparison difficult, particularly for Parcels 19–24. The surrounding area continued to be developed with the addition of two large university buildings to the east of College Avenue.
1994	Structures on Parcels 2 and 3 have been demolished, and the lots appear vacant. The remainder of the subject properties appear unchanged. The sports complex area of the university to the north of the subject properties expanded to include a new building to the north of the football stadium. Otherwise, the surrounding area was largely unchanged from the 1989 photograph.
2002	The building on Parcel 1 was demolished, and Parcels 1, 2 and 3 have been redeveloped into parking lots. The buildings on Parcels 6 and 7 are gone, and the lots appear vacant. The commercial buildings on Parcels 10 and 11 are also gone. The residential structure on Parcel 21 has been replaced with a parking lot. An additional building has been built on the university property to the east of Parcels 16–18. The football stadium to the northwest of the subject properties has been replaced by Cox Arena (currently referred to as Viejas Arena).
2005	The subject properties appear largely unchanged since the 2002 photograph, with the

Table 3.5-3
Historic Aerial Photographs

Date	Description
	exception of Parcels 6 and 7, which have been redeveloped into parking lots. The surrounding area appears largely unchanged since the 2002 photograph.

In the aerial photographs, Parcels 1, 2, 3, 6, and 7 were identified as parking lots. There is a potential that surface releases from parked cars have impacted these properties. There are no indications of other environmental conditions that may have impacted the remaining subject properties observed in the photographs.

3.5.3.4.4 Topographic Maps Review

Historical topographic maps are another resource that can be used to identify the prior use of the subject properties and surrounding area. Accordingly, topographic maps from 1904, 1930, 1953, 1967, 1975 (photo revised from 1967), and 1994 were reviewed as part of the analysis. See **Appendix 3.5**.

The 1904 and 1930 maps show the subject properties as undeveloped. No roads are depicted on the 1904 map; but, by 1930, the beginnings of College Avenue and Montezuma Road have been built. The mesa on which the subject properties sit is bounded to the north by Alvarado Canyon and to the south by an unnamed, undeveloped canyon that joins Alvarado Canyon near Mission San Diego.

By 1953, San Diego State College has been built, as has the Alvarado Freeway (I-8) to the north of the site. Montezuma Road connects to the Alvarado Freeway, and the residential areas to the south of the site have expanded. No buildings are depicted on the site, but the remainder of the surrounding roads, including Lindo Paseo, Montezuma Place, Campanile Drive, and Hardy Avenue have been built.

By 1967, San Diego State College has expanded its campus area. The sports complex area has been completed, and additional buildings are depicted to the west of campus. The Alvarado Freeway has expanded with a major interchange at College Avenue. Two buildings in the vicinity of Parcels 2 and 3 are depicted as churches. The head of the canyon to the west of College Ave has been filled in where it intersects with Montezuma Road.

The 1975 photo-revised update to the 1967 map is largely unchanged from the previous map. Additional planned buildings shown as hatched areas are located to the north of the subject properties on the San Diego State College campus, and to the east of College Avenue.

The 1994 map depicts fewer buildings on the renamed San Diego State University campus. This is simply a change in the mapping convention, as the aerial photographs show that the buildings are still there. One additional building depicted on the map is a part of the sports complex area, to the north of the football stadium. The planned building to the east of College Avenue depicted on the 1975 map is shown as having been completed on the 1994 map.

Based on review of the maps, there is no indication of any uses or properties that may have impacted the subject properties.

3.5.3.4.5 City Directory Review

City directory listings for the 1903-2006 period were reviewed as another source of historical information to determine the historic uses of a property. A summary of the listings for each of the subject properties is shown in **Table 3.5-4, Historic City Directory Listings**.

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
1	5850–82 Hardy Avenue	1903–1948, 1966, 1989–2006	Address Not Listed
		1955–1961	Residential (Apartments)
		1984	San Diego State University Campus Judiciary Office
	5852 Hardy Avenue	1903–1948, 1970–2006	Address Not Listed
		1955–1961	Residential
		1966	Residential (Apts), Newman Center Youth Activity, Lutheran Campus Center, Religious Organization
	5854 Hardy Avenue	1903–1955, 1966–1980, 1989–2006	Address Not Listed
		1960–1961	Residential
		1984	SDSU Pub Safety Office
	5856 Hardy	1903–1948, 1960, 1966–2006	Address Not Listed
		1955, 1961	Residential
	5858 Hardy	1903–1948, 1966–1980, 1989–2006	Address Not Listed

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
		1955–1961	Residential
		1984	San Diego State University Career Info and Placement
	5860 Hardy	1903–1948, 1966–2006	Address Not Listed
		1955–1961	Residential
	5862 Hardy	1903–1955, 1966–2006	Address Not Listed
		1960–1961	Residential
	5864 Hardy	1903–1955, 1966–2006	Address Not Listed
		1960	Residential
		1961	Vacant
	5866 Hardy	1903–1955, 1966–2006	Address Not Listed
		1960	Residential
		1961	Vacant
	5868 Hardy	1903–1948, 1960, 1966–2006	Address Not Listed
		1955	Residential
		1961	Vacant
	5870 Hardy	1903–1948, 1970–1984	Address Not Listed
		1955–1966	Residential
		1961	Vacant
	5872 Hardy	1903–1948, 1970–1984	Address Not Listed
		1955–1966	Residential
		1961	Vacant
	5874 Hardy	1903–1961, 1970–2006	Address Not Listed
		1966	Residential
	5876 Hardy	1903–1948, 1970–2006	Address Not Listed
		1955–1960	Residential
		1961–1966	Vacant
	5878 Hardy	1903–1948, 1960, 1970–2006	Address Not Listed
		1955	Residential
		1961–1966	Vacant
	5880 Hardy	1903–1948, 1960,	Address Not Listed

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
		1970–2006	
		1955, 1966	Residential
		1961	Vacant
	5882 Hardy	1903–1955, 1970–1980, 1989–2006	Address Not Listed
		1960–1966	Residential
		1984	San Diego State University Counseling Placement and Safety
2	5194–98 College Avenue	1903–1970, 1984–2006	Address Not Listed
		1980	SDSU Studts Serv Center Office Ed Oppor Minority Affairs
	5198 College Avenue	1903–1960, 1989–2006	Address Not Listed
		1961–1966	St. Dunstans Episcopal Ch
		1970	Vacant
		1980–1984	Hall, San Diego State University Seaburg
3	5186–92 College Avenue	1903–1933, 1940–1960, 1992–2006	Address Not Listed
		1938	Organization Real Estate
		1961–1966	Breeses College Store
		1970	Breeses College Store, USPO Contract Sta
		1980	Rancho SD Travel Agency, Very Best Travel Agency, Orbitours Tour Group Agcy, Overland Express Co Do Ret
		1984	Campus Arcade
		1989	Aztec Vision Care, Rodgers Yogurt and Ice Cream
		1992	Greek Clothing Company, UNI Yogurt and Ice Cream, Die Go Travel, United Nations Bldg Balboa Park
	5187 College Avenue	1903–1960, 1966, 1992, 2000	Address Not Listed
		1961	Residential
		1970	Post Dick Ltd Clothing Retail
		1980	Flipside Record Tape Co
		1984	Roost the Restr
		1989	Tommys
		2006	KB Books
4	5178 College Avenue	1903–1960, 1970, 2000	Address Not Listed

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
		1961–1966	Episcopal Student Center
		1980–1984	California State University San Diego Foundation Office
		1989–1992, 2006	Aztec Club San Diego State University
5	5168–74 College Avenue	1903–1960, 1984–1989, 1992, 2000–2006	Address Not Listed
		1961, 1980	Vacant
		1966–1970	Residential
6	5164 College Avenue	1903–1955, 1989, 1992	Address Not Listed
		1960, 2006	Residential
		1961–1966	Residential (Apartments)
		1970	KEBSTV Channel 15 6 F N Radio, San Diego State College, Faculty OFFICE, City OFFICE Area Instructional Television Authority
		1980–1984	KPBS TV Channel 15 and FM Radio
		2000	Aztec Club
7	5140 College Avenue	1903–1960, 1989, 1992–2006	Address Not Listed
		1961–1970	Dalbys Union Serv. Gas Sta.
		1980–1984	Bakkens Union Service Gas Station
8	5830–5840 Lindo Paseo	1903–1948, 2000	Address Not Listed
		1955–1960, 1970, 1980–1984, 1992, 2006	Residential (Apartments)
9	5822 Lindo Paseo	1903–1943, 1948, 1989–1992, 2000	Address Not Listed
		1945, 1955–1960, 1970, 1980–1984	Residential
		2006	Vacant
10	5104 College Avenue)	1903–1960, 1995–2006	Address Not Listed
		1961–1966	Kellers Bob College Serv.
		1970	Cooks Cal College Service Center Gas St.
		1980–1984, 1992	College Mobil Service
		1989	College Mobil Service, College Mobil R & W Auto Repair
11	5130 College Avenue	1903–1961, 1970, 1980–1992, 2000–2006	Address Not Listed
		1966	Sutters Drive Inn Rest.

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
12	5185 College Avenue	1903–1945, 1955–1960, 1966, 1989, 2000	Address Not Listed
		1948	Residential (Apartments) and Quetzal Hall
		1961	Tau Kappa Epsilon Bowers John
		1970	Bell Hop One Hour Cleaners
		1980	Vacant
		1984, 2006	Domino's Pizza
		1992	San Diego State
13	5157 College Avenue	1903–1960	Address Not Listed
		1961	Aztec Serv Shop Cigars, College Park Jwlrs
		1966–1970	California Book Co. No. 1
		1980, 2006	Vacant
		1984	Graduate School of Public Health
		1989	Moes to Go, Cal Copy
		1992	Rubio Vargas, Cal Copy, State College
		2000	Cal Copy, Burgers and Subs Rubio's Restaurant
14	5155 College Avenue	1903–1945, 1955–1960, 1966, 1989, 1992, 2000–2006	Address Not Listed
		1948	Residential
		1961	Vacant
		1970, 1980–1984	Jack in the Box
15	5141 College Avenue	1903–1960, 1989	Address Not Listed
		1961–1970	Speedee Mart Gro
		1980–1984, 1992	Seven Eleven Food Store
		2000–2006	Lottery Tickets, Seven 11
16	5131 College Avenue	1903–1940, 1955–1960, 1989	Address Not Listed
		1943–1948, 1961	Residential
		1966–1970, 1980–1984	Security First National Bank
		1985	State University Office
		1992	STA Travel, STAT Pharmaceuticals Inc., Its Academic Bookstore, Tropicana, Greekwayer, Student Travel Network
		2000	Kinko's, Folletttex Tbk, Espressoroma, Exsc Juice
		2006	Starbucks, BubblePea, Coffee The Pita Pit, Tiki Hut Island, Red Point, Papas Pizza,

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
			Fantastic Sams, Cal Copy, Wireless South Coast Tan, Grille and Sushi
17	5119 College Avenue	1903–1940, 1955–1960, 1992, 2000	Address Not Listed
		1943–1948, 1961	Residential
		1966	Vacant
		1970	Ski Chalet and Divers Supply Ski 6 Divers Equip
		1980–1984	Square Pan Pizza Co Restr
		1989–1991	SDSU Area
		2006	Shop N, Trujillo Taco
18	5111 College Avenue	1903–1940, 1955–1960, 1970, 1989–1992, 2000–2006	Address Not Listed
		1943–1948, 1966	Residential
		1961	Henry Geo School of Social Science
		1980–1984	Bill Chevron Station
19	5721 Lindo Paseo	1903–1943, 1948, 1961–1966, 2000	Address Not Listed
		1945, 1955–1960, 1970, 2006	Residential
		1980	La Borler Area Resource Center
		1984, 1992	SD State Delta Sigma Phi
20	5723 Lindo Paseo	1903–1943, 1948, 1961–1966, 1989, 2000	Address Not Listed
		1945, 1955–1960, 1970, 1980–1984, 1992	Residential
		2006	Vacant
21	5118 Campanile Drive	1903–1945, 1980, 1989–2006	Address Not Listed
		1948–1970, 1984–1985	Residential
	5120 Campanile Drive	1903–1945, 1955, 1980, 1995–2006	Address Not Listed
		1948, 1960–1970, 1985, 1992	Residential
		1984	Vacant
	5121 Campanile Drive	1903–1980, 1989–2006	Address Not Listed
		1984–1985	Delta Chi Fraternity

Table 3.5-4
Historic City Directory Listings

Parcel	Address	Year/Date Range	Listing(s)
	5122 Campanile Drive	1903–1945, 1989, 1992, 2000–2006	Address Not Listed
		1948–1970, 1985	Residential
		1980–1984	Vacant
	5124 Campanile Drive	1903–1945, 1960, 1992–2006	Address Not Listed
		1948–1955, 1966–1970, 1980, 1985	Residential
		1961, 1984	Vacant
	5126 Campanile Drive	1903–1945, 1989–2006	Address Not Listed
		1948–1970, 1980–1985	Residential
	5128 Campanile Drive	1903–1945, 1989–2006	Address Not Listed
		1948–1970, 1980–1985	Residential
	5130 Campanile Drive	1903–1945, 1995–2006	Address Not Listed
		1948–1960, 1966–1970, 1980–1985, 1992	Residential
		1961	Vacant
	5132 Campanile Drive	1903–1945, 1985, 1995–2006	Address Not Listed
		1948–1960, 1966–1970, 1980	Residential
		1961, 1984	Vacant
22	5734 Montezuma Road	1903–1943, 2000–2006	Address Not Listed
		1945–1955	Residential
		1960–1966, 1970, 1980–1992	Alpha Gamma Delta Sorority
23	5742 Montezuma Road	1903–1945	Address Not Listed
		1948–1960, 1966	Residential
		1961, 1970	Vacant
		1980–*2006*	Jewish Student Center
24	5750 Montezuma Road	1903–1945, 2006	Address Not Listed
		1948–1955, 2000	Residential
		1960–1970, 1980–1989, 1992	Lambda Chi Alpha Fraternity

3.5.3.4.6 Environmental Lien Search

An environmental lien search of the subject properties was conducted by EDR. No environmental liens were listed for any of the subject properties, nor were any activity and use limitations recorded for the subject properties.

3.5.3.4.7 Asbestos

A 1989 asbestos survey identified floor tile and linoleum as ACMs at Parcel 5 (5168 College Avenue), Parcel 4 (5178 College Avenue), Parcel 6 (5164 College Avenue), and Parcel 8 (5830–5840 Lindo Paseo) (Design for Health, Inc., 1989). In addition, the white pipe insulation located on Parcel 8 (5830–5840 Lindo Paseo) was identified as an ACM.

The 2003 Phase I Environmental Site Assessment prepared by P&D for The Paseo concluded that ACM was suspected at all of the properties (the assessment scope included 18 of the subject properties). In addition, the 2004 SDSU Memorandum of Annual Asbestos Notification noted that ACM was identified in the buildings present on Parcel 4 (5178 College Avenue) and Parcel 8 (5830–5840 Lindo Paseo).

3.5.3.4.8 Lead Paint

The 2003 Phase I Environmental Site Assessment prepared by P&D for The Paseo indicated that the buildings located on Parcels 1–15, 17, and 18 were constructed prior to 1978. Although the Phase I report did not conduct a lead-based paint survey, P&D indicated that lead-based paint may have been used on the buildings. P&D observed that painted surfaces were damaged on several of the residential buildings.

3.5.3.4.9 PCBs

Liquid-cooled electrical units (e.g., transformers) and sources of hydraulic fluid (e.g., elevators and lifts) may be potential sources for polychlorinated biphenyl ("PCBs"). According to the 2005 EIR for The Paseo, there are pad- and pole-mounted transformers on the subject properties. No information is available as to whether the transformers contain PCBs, or whether in-ground hydraulic equipment contains PCB oil.

3.5.3.4.10 Radon

The potential for elevated radon concentrations was evaluated for the subject properties and vicinity through a review of the EPA Radon Zone data. According to the EPA Map of Radon Zones, San Diego County is located in Zone 3, which indicates a low potential for radon. Zone 3 has predicted average screening concentrations less than 2 picoCuries of radon per liter of air (pCi/L).

3.5.3.4.11 Visible Fungal Growth (Mold)

A visual inspection for fungal growth was conducted as part of the 2003 Phase I Environmental Site Assessment prepared by P&D for The Paseo, although the results of the inspection were not discussed in the report. In 2005, ABS conducted an Airborne Bioaerosol Testing on the first floor of the building located on Parcel 4 (5178 College Avenue). ABS indicated that the air samples collected were within the normal/low range per the guidelines for airborne dust concentration inside buildings.

3.5.3.4.12 Fill Material

The site is underlain by the Linda Vista, Mission Valley and San Diego formations and Stadium Conglomerate. As a result of the removal of USTs along with petroleum impacted soil from the sites, fill material likely is present on the subject properties.

3.5.3.4.13 Agricultural Use

The subject properties currently are used as commercial and residential properties. Based on historical review, the subject properties were not used as agricultural land.

3.5.3.4.14 Dry Cleaning Activities

There currently are no dry cleaners on the subject properties. However, according to the City directory, a dry cleaner was located on Parcel 12 (5185 College Avenue) in 1970. In 2004, a limited Phase II Environmental Site Assessment was conducted by Tetra Tech. Five soil samples were collected from between one and three feet bgs. VOCs were not detected in any of the five samples.

3.5.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines provides that a proposed project may have a significant impact on hazards and hazardous materials if the project would:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.

f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

3.5.5 PROJECT IMPACTS

Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

The Proposed Project is the development of residential and commercial/retail uses supported by parking structures, outdoor pedestrian malls, and a Campus Green. Aside from typical household and retail/commercial chemicals (i.e., cleaning products, batteries, computer supplies), the Project does not include any uses that would result in the routine transport, use or disposal of hazardous materials.

Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Soil Contamination

Existing Parking Lots. Several parcels (Parcels 1, 2, 3, 6, and 7) currently are used as parking lots. There is a potential that surface releases from parked cars may have impacted the underlying soil located on these properties. Impacted soil may be encountered during grading and redevelopment activities at these properties; therefore, a potentially significant impact related to the unintended release of contaminated soils into the environment may be discovered during project construction (see Mitigation Measures HAZ-1 and 2).

Former Gas Stations. Three service stations were present on several of the subject properties beginning in the 1960s. The service stations were located on Parcels 7, 10, 11, and 18 (5140 College Avenue, 5104 College Avenue, 5130 College Avenue, and 5111 College Avenue, respectively).

Parcel 7 (5140 College Avenue). The property located at 5140 College Avenue was listed as a Union service station from 1961 through 1984. Other reports indicated that the property was used as a service station from 1955 through 1994. USTs were removed from the property in 1995. Approximately 789 tons of soil were removed from the site as part of the tank, hydraulic hoist, and dispenser removal activities. The Site Assessment and Mitigation ("SAM") division of the DEH requires that the 2,500 cubic yards of hydrocarbon-impacted soil left in place be remediated and/or properly disposed of prior to any future construction/excavation activities.

Parcels 10 and 11 (5104 and 5130 College Avenue). The property located at 5104-5130 College Avenue housed a Mobil service station from 1961 through 1992. Groundwater and soil releases were reported at the site in 1992. According to DEH records, gasoline and waste oil USTs were removed from the site in 1994 and 2000. A vapor extraction system was installed at the site to remediate the petroleum contamination. Approximately 11,033 pounds of hydrocarbons were reportedly removed from the subsurface. A May 2000 closure report (TRC, 2000) indicated that approximately 1,150 cubic yards of soil with concentrations exceeding 100 mg/kg remained on site. Due to the planned land use as a parking lot, DEH granted closure in July 2000. In December 2000, four additional USTs were removed from the site. Soil contamination was encountered and reported to the DEH. Following a subsurface investigation, DEH granted closure for the soil release in 2002, assuming the parcel remains a parking lot.

Parcel 18 (5111 College Avenue). The service station located at 5111 College Avenue was operated by Chevron from 1965 through 1995. Releases were reported at the site. Chevron installed a soil vapor extraction system to remediate petroleum-impacted soil in 1994. Approximately 25,727 pounds of hydrocarbons were removed from the subsurface. Chevron shut down the remediation system in 1996 as concentrations of contaminants of concern had decreased to levels lower than considered treatable. In 1998, MTBE concentrations in groundwater were greater than previously reported concentrations. The 2000 Request for Responsible Party Re-Assignment report stated that the elevated concentrations of MTBE indicate that a new release had occurred at the site. In 2001, a soil vapor survey was conducted to assess the human health risk to future workers in the on-site commercial building and found that the remaining benzene presented less than one in a million increased potential of cancer risk. The site now is occupied by an ARCO service station, which is currently in operation.

Releases from these three former and/or current gas stations have impacted the soil and groundwater at the respective subject properties. Although thousands of pounds of hydrocarbons and hundreds of cubic yards of impacted soil have been removed from these parcels, impacted soil remains at each of the past and current service station sites. Impacted soil may be encountered during grading and redevelopment activities at these properties; therefore, a potentially significant impact related to the unintended release of contaminated soils into the environment may occur during project construction (see Mitigation Measures HAZ-1, 2 and 3).

Former Dry Cleaners. A dry cleaner formerly occupied Parcel 12 (5185–5187 College Avenue) between 1968 and 1973. Five soil samples were collected in 2004 between one and three feet bgs. VOCs were not detected in any of the five samples. However, these were shallow samples; thus, contaminated soil could still be present at the site. Disturbance of potentially contaminated soil may present a risk to human health, which would result in a potentially significant impact (see Mitigation Measures HAZ-1, 2 and 3).

Groundwater Contamination

Surface releases from the Arco Service Station currently located on Parcel 18 (5111 College Avenue) may have impacted the groundwater, which is located approximately 20 feet bgs. Due to past use and proximity to former gas stations, the groundwater beneath Parcels 1, 2, 3, 6 and 7 (5860–5882 Hardy Avenue, 5194–5198 College Avenue, 5186–5192 College Avenue, 5164 College Avenue and 5140 College Avenue, respectively) may be impacted. Accordingly, contaminated groundwater may be encountered during excavation, which is a potentially significant impact (see Mitigation Measures HAZ-1, 2 and 4).

Asbestos-Containing Material and Lead Paint

A limited asbestos survey was conducted on several of the subject properties in 1989 (Design for Health, Inc., 1989). A 2003 Phase I report concluded that ACM were suspected at all of the properties evaluated in the report. In addition, a 2004 SDSU memorandum identified ACM located in the buildings at Parcel 4 (5178 College Avenue) and Parcel 8 (5830-5840 Lindo Paseo). Remaining buildings planned for demolition have not been tested. In light of the findings in the previous reports and the fact that buildings on the subject properties were built prior to 1980, the potential presence of ACM and lead-based paint is a concern on all parcels that currently support buildings (Parcels 5, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24). The potential release of ACM and lead-based paint may result in a significant impact (see Mitigation Measure HAZ-4).

Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

The Project site is located within 0.25 mile of SDSU, an existing university. Construction activities may result in the exposure of contaminated soils or demolition of buildings containing ACM or lead paint, all of which may result in unintended release of hazardous materials or wastes into the environment within 0.25 mile of the school. These impacts would be potentially significant (see Mitigation Measures HAZ-1, 2, 3 and 4).

Aside from construction activities, the land uses that would be developed as part of the Proposed Project would not entail the introduction of a new hazardous emission or hazardous material source within 0.25 mile of SDSU.

Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

Four of the subject properties were identified in the HIST UST, LUST, HAZNET, SWEEPS UST, Cortese, San Diego Co. HMMD, San Diego Co. SAM, SLIC, EMI, FINDS, and UST databases. The potential hazards associated with each of these properties, in the context of various hazardous material resource databases, is outlined below:

Parcel 7 (5140 College Avenue)

Parcel 7, the site of a former gas station, was identified in the HAZNET, HIST UST, SWEEPS UST, LUST, SLIC, San Diego Co. SAM, Cortese, and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The HIST UST listing indicated that three USTs were installed at the subject property in 1968. The SWEEPS UST listing indicated that USTs are present at the subject property address. The LUST, SLIC, San Diego Co. SAM, and Cortese database listings indicate that four releases were reported at the subject property. Of the four releases, two were failed integrity test-related releases that were closed in 1989 and 1992. The third release, which impacted groundwater, was closed in 2005. The fourth release was a soil-only release reported in 2005 that remains open. The San Diego Co. HMMD listing indicated that violations were issued in 1992 and 1993.

This parcel's presence in the above-mentioned databases is a result of the former gas station that once occupied the site. Potential hazardous conditions associated with soil contamination may result in the exposure of hazardous materials or substances to the environment or community, thereby resulting in a potentially significant impact (see Mitigation Measures HAZ-1, 2 and 3).

Parcel 11 (5130 College Avenue)

Parcel 11, the site of a former gas station, was identified in the HAZNET, HIST UST, SWEEPS UST, LUST, Cortese, San Diego Co. SAM, and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The HIST UST listing indicates that four USTs have been located on the subject property, although the UST installation dates were unavailable. The SWEEPS UST listing also indicates that there are four USTs at the subject property. The LUST, Cortese, San Diego Co. SAM listings indicate that three releases related to the on-site USTs were reported at the subject property. Of the three releases, the two soil-only releases were closed on July 6, 2000, and March 7, 2002. The third release, which impacted groundwater, was closed on July 6, 2000. The San Diego Co. HMMD listing indicated that an inspection was conducted on October 14, 1993. Following the inspection, the facility received one violation.

This parcel's presence in the above-mentioned databases is a result of the former gas station that once occupied the site. Potential hazardous conditions associated with soil contamination may result in the exposure of hazardous materials or substances to the environment or community, thereby resulting in a potentially significant impact (see Mitigation Measures HAZ-1, 2 and 3).

Parcel 16 (5131 College Avenue)

Parcel 16 was identified in the HAZNET and San Diego Co. HMMD databases. The HAZNET listing is compiled based on site use and does not document releases. The San Diego Co. HMMD listing indicated that an inspection was performed on December 9, 1997. No violations, USTs, or waste streams were reported.

Although this property, which currently supports a commercial/retail building, is included in the above outlined databases, releases of potential contaminants into the environment were not noted or are not expected. It is likely that this building appears on these databases because various tenants possess permits to handle and store chemicals used in food service businesses. Prior to demolition, all on-site uses (including food service preparation and chemical storage facilities) would be dismantled and on-site materials properly disposed of or recycled. Therefore, a significant hazard to the public or environment related to on-site chemicals or materials would not occur as a result of the redevelopment of this parcel.

Although not related to its presence on a hazardous materials database or list, it should be noted that due to the age of this building, asbestos containing material and lead-based paint may be present in the building materials. To avoid exposure of the public or environment to

potentially hazardous materials or substances during demolition, mitigation is recommended (see Mitigation Measure HAZ-5).

Parcel 18 (5111 College Avenue)

Parcel 18, which currently supports a gas station, was identified in the HIST UST, SWEEPS UST, UST, LUST, Cortese, San Diego Co. HMMD, SLIC, EMI, San Diego Co. SAM, HAZNET, and FINDS databases. The HIST UST listing indicates that four USTs were located at the subject property in 1965. The SWEEPS UST and UST listings indicate four USTs are present on the property. The San Diego Co. HMMD listing indicated that violations for the property were issued in 1998, 2000, 2001, and 2002. The FINDS, HAZNET, and EMI listings are compiled based on site use and do not document releases. The LUST, San Diego Co. SAM, and SLIC database listings indicate that four releases were reported at the site. Of the four releases, two, soil-only releases and one failed integrity test release were closed on June 5, 1990. The fourth release, which impacted groundwater, was closed on December 24, 2001.

This parcel's presence in the above-mentioned databases is a result of the current gas station located on site. Potential hazardous conditions associated with soil contamination and potential groundwater contamination may result in the exposure of hazardous materials or substances to the environment or community, thereby resulting in a potentially significant impact (see Mitigation Measures HAZ-1, 2, 3 and 4).

For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The site of the Proposed Project is not within an airport land use plan. The closest airport to the Project site is Montgomery Field, which is located approximately 5 miles northwest of the Project area. Therefore, the Proposed Project is not located within proximity to a public airport and, as such, would not result in a safety hazard for people residing or working in the Project area.

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The site of the Proposed Project is not within the vicinity of a private airstrip. The closest airport, which is public, is Montgomery Field, located approximately 5 miles northwest of the Project area. The helipad associated with Sharp Grossmont Hospital is located approximately four miles east of SDSU. Therefore, the Proposed Project is not within the vicinity of a private

airstrip and, as such, would not result in a safety hazard for people residing or working in the Project area.

Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

SDSU maintains a Vehicle Evacuation Plan that is implemented in the event an on- or off-campus emergency warrants the evacuation of the campus. In the event of an emergency, College Avenue would be utilized as an evacuation route and is likely to experience heavy traffic congestion during emergencies. Because the Proposed Project would result in additional traffic loads to College Avenue, this additional traffic would increase the difficulty of evacuating the campus population in the event of an emergency. Therefore, absent revisions to the Campus Emergency Plan, the Proposed Project could result in a potentially significant impact (see Mitigation Measure HAZ-5). (See EIR **Section 3.12, Transportation/Circulation and Parking**, for discussion regarding the Proposed Project's potential impacts on the surrounding roadway network, including College Avenue.)

Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The Proposed Project would be developed within an existing urban area; the nearest urban canyon is approximately 0.25 miles away. Wildlands are not adjacent to the area, nor is the Project site intermixed with wildlands. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. For discussion regarding fire protection services, see **Section 3.11, Public Services and Utilities.**

3.5.6 CUMULATIVE IMPACTS

While the Proposed Project would be located on parcels that support former or existing gas stations or dry cleaning facilities, mitigation is proposed requiring that prior to project construction, appropriate testing be conducted to determine the extent of any soil or groundwater contamination. Further, construction workers would be trained to identify any previously unknown soil or groundwater contamination to ensure that any hazards are properly remediated. Prior to demolition of any building, an asbestos and lead paint survey would be prepared to document any potential contaminants. Should any materials be noted on site, they would be demolished and disposed of in accordance with all federal, state and local laws in order to avoid contribution of potential hazardous materials to the environment. In

order to avoid any potential emergency response plan conflicts, the SDSU emergency evacuation plan would be updated prior to occupation of the first building. Therefore, the proposed project would not result in significant cumulative impacts relative to hazards and hazardous materials.

3.5.7 MITIGATION MEASURES

To reduce the identified potentially significant impacts to a level below significant, the following mitigation measures are recommended. A summary of the known environmental conditions and recommended mitigation for each of the 24 development parcels also is provided in **Table 3.5-5, Parcel Summary of Environmental Conditions and Recommended Mitigation**.

HAZ-1 Prior to the commencement of Project construction, CSU/SDSU, or its designee, shall direct the Project construction contractor to develop and implement a construction health and safety plan for construction work crews who may encounter groundwater or soil contaminants. The plan shall include information about potential contaminants, protocols for reporting suspected contaminants, stop work authority, and protocols for conducting further study upon discovery.

HAZ-2 Prior to the commencement of grading, excavation, or trenching activities on Parcels 1, 2, 3, 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall direct the Project construction contractor to implement the following practices:

(i) All construction workers who would be involved with grading, excavation or trenching work shall be trained to recognize visual and olfactory signs of soil contamination prior to the start of such soil work activities;

(ii) All workers shall be instructed to observe the exposed soil for visual evidence of contamination throughout soil work activities;

(iii) If visual contamination indicators are observed during construction activities, the contractor shall halt work in the immediate vicinity of the discovery until the material is properly characterized and appropriate measures are taken to protect human health and the environment, including compliance with applicable federal, state and local requirements for sampling and testing, and subsequent removal, transport and disposal of hazardous materials; and

(iv) In the event contaminated groundwater is encountered, the contractor shall document the exact location of the contamination and immediately notify the SDSU Department of Environmental Health and Safety. All applicable federal, state and local health and safety requirements for testing, handling and disposing of contaminated groundwater shall be followed.

HAZ-3 Prior to the commencement of excavation activities on Parcels 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall require that soil samples be collected and analyzed by a California State-licensed fixed or on-site mobile analytical laboratory to determine whether soil contamination exists on the subject parcels. In the event soil contaminant levels are detected above Maximum Contaminant Levels, CSU/SDSU, or its designee, shall direct that the following steps are taken:

(i) A soil remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for soil remediation activity;

(ii) All contaminated soils shall be removed and fully remediated in accordance with all applicable federal, state and local regulations, including those of the San Diego County Department of Environmental Health;

(iii) An official closure letter shall be obtained from the San Diego County Department of Environmental Health prior to the commencement of any grading or excavation activities on the affected parcels; and,

(iv) The soil contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated soils shall be removed by personnel who have been trained through appropriate Occupational Safety and Health Administration (OSHA) programs.

HAZ-4 In the event excavation depths for Parcels 1, 2, 3, 6, 7, and 18 would be deep enough to encounter groundwater, prior to excavation, CSU/SDSU, or its designee, shall require that groundwater samples be collected and analyzed by a California State-licensed fixed or on-site mobile analytical laboratory to determine whether groundwater contamination exists on the subject parcels. In

the event contaminated groundwater is detected, CSU/SDSU, or its designee, shall direct that the following steps are taken:

(i) A groundwater remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for groundwater remediation activity.

(ii) All contaminated groundwater shall be removed in accordance with applicable federal, state, and local regulations, including those of the San Diego County Department of Environmental Health and San Diego Regional Water Quality Control Board.

(iii) A letter of consent shall be obtained from the San Diego County Department of Environmental Health prior to the commencement of any grading or excavation activities.

(iv) The groundwater contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated groundwater shall be removed by personnel who have been trained through appropriate OSHA programs.

HAZ-5 Prior to the commencement of demolition activities on Parcels 4, 5, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, CSU/SDSU, or its designee, shall require that an asbestos survey and lead-based paint survey be performed by licensed lead and asbestos contractors. The asbestos and lead paint surveys shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for the removal of asbestos and lead paint, in full compliance with all applicable laws during project demolition.

HAZ-6 Prior to occupation of Building 1, CSU/SDSU shall take those steps necessary to revise the campus emergency plan to: (i) incorporate the revised campus boundary; and (ii) incorporate the Proposed Project components as "on-campus" facilities. The plan also shall be amended to adequately plan for evacuation of these new campus facilities.

Table 3.5-5
Parcel Summary of Environmental Conditions and Recommended Mitigation

Parcel ID	APN	Number	Street	Current Use	Known Environmental Conditions	Closure Letter?	Recommended Mitigation
1	4660500100	5850-82	Hardy Avenue	paved parking lot	Identified in Historical [Dry] Cleaners database; no additional info on dry cleaner; previously used as staging area for trolley expansion	NA	Visually monitor for soil contamination during construction, maintain contingency plan on site; perform groundwater sampling prior to excavation; dispose of groundwater in accordance with all regulations.
2	4670100100	5194-98	College Avenue	paved parking lot	previously used as staging area for trolley expansion	NA	Visually monitor for soil contamination during construction, maintain contingency plan on site; perform groundwater sampling prior to excavation; dispose of groundwater in accordance with all regulations.
3	4670100200	5186-92	College Avenue	paved parking lot	previously used as staging area for trolley expansion	NA	Visually monitor for soil contamination during construction, maintain contingency plan on site;

Table 3.5-5
Parcel Summary of Environmental Conditions and Recommended Mitigation

Parcel ID	APN	Number	Street	Current Use	Known Environmental Conditions	Closure Letter?	Recommended Mitigation
							perform groundwater sampling prior to excavation; dispose of groundwater in accordance with all regulations.
4	4670100300	5178	College Avenue	office	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
5	4670100400	5168-74	College Avenue	office	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
6	4670100500	5164	College Avenue	paved parking lot	adjacent to parking lot with contaminated soil; contaminated soil and/or groundwater may be present	NA	Perform soil and ground water sampling prior to excavation; remediate soil if necessary and dispose of contaminated groundwater in accordance with all regulations.
7	4670100600	5140	College Avenue	paved parking lot	former gas station; contaminated soil present (BTEX and MtBE)	No; contaminated soil remains in place	Perform soil and ground water sampling prior to excavation; remediate soil if necessary and dispose of contaminated groundwater in accordance with all

Table 3.5-5
Parcel Summary of Environmental Conditions and Recommended Mitigation

Parcel ID	APN	Number	Street	Current Use	Known Environmental Conditions	Closure Letter?	Recommended Mitigation
							regulations.
8	4660502200	5830-5840	Lindo Paseo	apartments	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
9	4660505200	5822	Lindo Paseo	rectory	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
10	4670100700	5104	College Avenue	paved parking lot	former gas station with known soil and possible ground water contamination	July 2000 and December 2002; closure due to planned use as parking lot, contaminated soil remains in place	Perform soil sampling prior to excavation; remediate if necessary.
11	4670100800	5130	College Avenue	paved parking lot	former gas station with known soil and possible ground water contamination	July 2000 and December 2002; closure b/c planned use as parking lot, contaminated soil remains in place	Perform soil sampling prior to excavation; remediate if necessary.
12	4670102700	5185	College Avenue	retail, restaurant	former dry cleaner; ACM/LBP	NA	Perform soil sampling prior to excavation; remediate if necessary; perform ACM and LBP survey prior to demolition of structure.
		5187	College Avenue	retail, restaurant	adjacent to former dry cleaner; ACM/LBP	NA	Visually monitor for soil contamination

Table 3.5-5
Parcel Summary of Environmental Conditions and Recommended Mitigation

Parcel ID	APN	Number	Street	Current Use	Known Environmental Conditions	Closure Letter?	Recommended Mitigation
							during construction; maintain contingency plan on site; perform ACM and LBP survey prior to demolition of structure.
13	4670102800	5157	College Avenue	retail, restaurant	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
14	4670102400	5155	College Avenue	restaurant	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
15	4670102300	5141	College Avenue	retail	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
16	4670102600	5131	College Avenue	retail, restaurant	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
17	4670101100	5119	College Avenue	restaurant	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
18	4670102500	5111	College Avenue	gas station	known soil and groundwater contamination (BTEX and MtBE); ACM/LBP	Closure on 12/24/01, but contamination discovered subsequent to closure.	Perform soil and ground water sampling prior to excavation; remediate soil if necessary and dispose of groundwater

Table 3.5-5
Parcel Summary of Environmental Conditions and Recommended Mitigation

Parcel ID	APN	Number	Street	Current Use	Known Environmental Conditions	Closure Letter?	Recommended Mitigation
							in accordance with all regulations; perform ACM and LBP survey prior to demolition of structure.
19	4660504300	5721	Lindo Paseo	residential	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
20	4660504200	5723	Lindo Paseo	residential	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
21	4660504100	5118-5132	Campanile Drive	paved parking lot	None	NA	NA
22	4660600900	5734	Montezuma Road	residential	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
23	4660600800	5742	Montezuma Road	residential	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.
24	4660600700	5750	Montezume Road	residential	ACM/LBP	NA	Perform ACM and LBP survey prior to demolition of structure.

Notes:
NA = Not Applicable (previous use either does not generate hazards in such a manner to warrant a closure letter or hazards are not known to exist onsite).
ACM = asbestos containing material
LBP = lead-based paint containing material
BTEX = benzene toluene ethylbenzyne
MtBE = methol tert buytel ether

3.5.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of the proposed mitigation measures, all potentially significant impacts relating to hazards and hazardous materials would be reduced to a level below significant. Therefore, the Proposed Project would not result in any unavoidable significant impacts relative to hazards.